

Narrative for

Chimney Hill Plantation
Limited Partition Subdivision

A conservation easement has been granted by James L. Thompson, William M. Rhodes III, and Richard J. Gardner III, whose mailing address is 1825 Commerce Blvd., Midway, Florida, 32343. This is a request for the Board to accept and record the easement. See Attachment 5b. for details of the Conservation Easement Agreement and Management and Maintenance Plan, legal descriptions and sketches of each easement area.

Chimney Hill Plantation is a ten lot limited partition residential subdivision. The site is located off Meridian Road, north of Bannerman Road, 2 miles south of County Road 12. See Attachment 5c. for general and specific location map detail. The site is located within the Lake Iamonia Special Development Zone (SDZ) and Meridian Road Canopy Road Tree Protection Zone. Conservation easements have been dedicated to comply with the Sections: 10-192(e), 10-346 and 10-973 of the Leon County Environmental Management Act (EMA) and Environmental Management Permit No. LEM 02-0112.

The conservation easement for this project encumbers six (6) separate conservation easement areas numbered 1 through 6. These areas total 6.41 acres within the 104.36 acre subdivision. Conservation Easement areas #1 and #2 encompass portions of the Canopy Road Protection Zone. Conservation Easement Area #3 protects a wetland. Conservation Easement Areas #4, #5 and #6 protect a variety of features including significant grades, severe grades, the 100-year floodplain and a portion of Lake Iamonia Special Development Zone A.